



Core District

Development Concepts

Review and Input Meeting

December 14, 2015

Grove Banquet Hall



Welcome and Introductions



- **Dan Hurley, Moderator**

Welcome and Introductions



- **Board of Township Trustees**
 - **Gwen McFarlin, Chair**
 - **Mark Berning**
 - **Joe Honerlaw**

- **Fiscal Officer**
 - **Dan Berning**



Welcome and Introductions

- **Township Administrator**
- **Mike Hinnenkamp**

- **Township Assistant Administrator /
Development Services Director**
- **Chris Gilbert**

History of the Site – Township Involvement



■ Why

- Township Purchased Site
- Prepared a Park Plan
- Park Plan was Not Built
- Park and Mixed Use Plan is Being Proposed
- Additional Parcels Acquired

History of the Site – Township Involvement



■ Why

■ Township Purchased Site (1997-1999)

■ April 1997 - FCA, FAA, Finneytown School District

■ Concerns

■ October 1999 – Acquisition of Site Completed - 42 Acres

■ Restrictions

■ 10 Year Use Restriction

■ Park Plan Completion

■ Access Road

History of the Site – Township Involvement



■ Why

■ Prepared a Park Plan (1997-2003)

- November 1997
 - Resident Meeting -- Planning Consultant - Land Use
- April 2001
 - CDS and Human Nature
- November 2001
 - First Master Plan Meeting
- November 2002
 - Final Master Plan Meeting
- February 2003
 - Final Master Plan Adopted by Trustees

History of the Site – Township Involvement



■ Why

- **Park Plan was Not Built (2003-2007)**
 - \$12 Million Cost to Complete
 - Maintenance Cost
 - Unsuccessful Funding Attempts
 - Changing Financial Landscape
 - Changing Resident/Community Feedback

History of the Site – Township Involvement



■ Why

- Park and Mixed Use Plan is Being Proposed (2007-2011)
 - Retail Study
 - Housing Study
 - Property Advisors Inc.
 - Lennox Village – Nashville Developer
 - Comprehensive Neighborhood Master Plan

History of the Site – Township Involvement



■ Why

■ Additional Parcels Acquired

- 702 North Bend Property – 9 Acres
 - (First Pentecostal Church) 2008
- 718 North Bend Property – 3 Acres
 - (Bove) 2015

Comprehensive Neighborhood Master Plan



- **Plan Format**
 - Land Use Plan
 - Operational and Service Delivery
- **12 Unique Township Neighborhood Districts**
- **Planning Process**
 - Neighborhood Public Meetings
 - 70 Member Planning Committee
- **Video – Planning Process**

- Master Plan Short.mpg

Comprehensive Neighborhood Master Plan



- **Core District Recommendations**
 - **Conceptual Master Plan –Purpose**
 - **Connection to Winton/Galbraith Gateway**
 - **Mixed–Use Economic Development**
 - **Meet Housing Needs**
 - **Attract and Retain**
 - **Park/Gathering Space**
 - **Catalytic**

Summary of Public Engagement-



Warder Property/Master Plan/Core District

- 28 Trustee Meetings Discussions
- 24 Newspaper Stories
- 11 Public Meetings
- 8 Steering Committee Meetings
- 2 Open House Meetings
- 2 Public Hearings
- 4 State of the Township Meetings

Introduction- Saint Francis Group/Glaserworks



- Tom Neyer, President, SFG
- Sean Balnes, Managing Director, SFG
- Jeff Raser, Principal, Glaserworks



Saint Francis Group

Prosperity, through Property & Policy

Mission Statement: *Saint Francis Group aligns the interest of the public and private sectors by providing superior solutions for challenged and underdeveloped real estate. We focus on inspiring and creating real estate projects that are catalyst for economic prosperity. We have a successful track record of unlocking a property's potential through planning, entitlements, incentives, repositioning, development, joint ventures and public-private partnerships -- enabling "Prosperity, through Property and Policy."*

-Economic Development-

-Master Developer-

-Catalytic Projects-

Saint Francis Group - Profile

Background

History

- Launched in the *summer of 2011*
- Market needed a firm that could bridge the public and private sector gap
- Initial focus was providing services center on (a) public private partnerships, (b) outsourced real estate partner and (c) noncore real estate assets.

Evolution

Economic Development & Real Estate Projects

Consulting & development firm focusing on real estate projects that can be catalyst for economic development

Saint Francis Group – Real Estate Services

Core Services

Consulting & Master Development

- Master developer
- Feasibility & market studies
- Marketing, development & strategic plans
- Implementation
- Grant writing assistance

Saint Francis Group – Projects

Selected Project List

Public Private Projects

AeroHUB - Real Estate & Economic Development Services
Evendale, Ohio

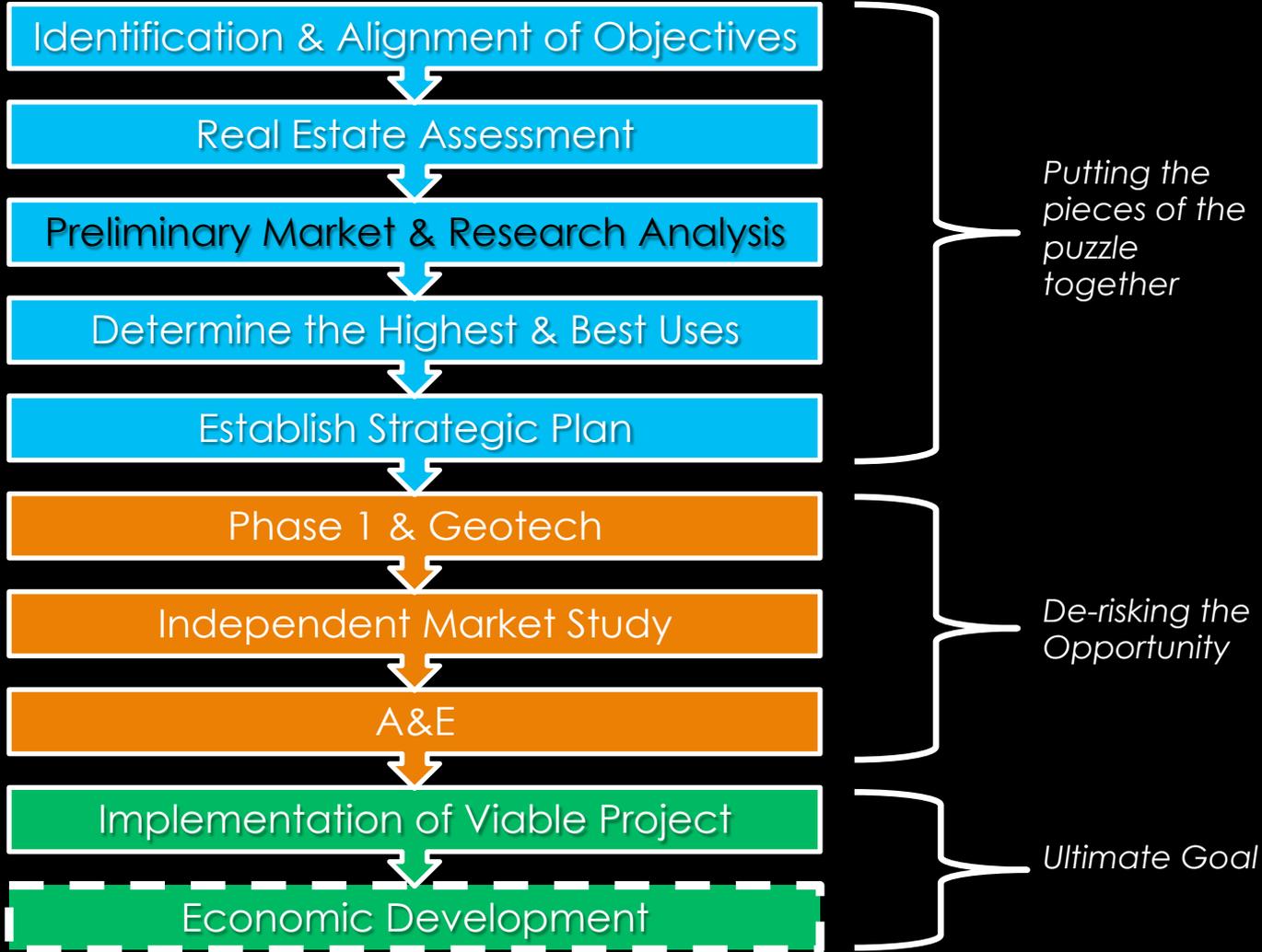
NorthKing – Real Estate & Economic Development Services
Springdale, Ohio

Course View Commons - Master Developer
Mason, Ohio

Roselawn Business District – Market Feasibility Study
Cincinnati, Ohio

College Hill Station – Master Developer
Cincinnati, Ohio

Saint Francis Group – Process



Saint Francis Group – Process

Core District Development – “Warder Nursery Property”

Goals

- Create and implement a “marketing & development” strategy that meets the objectives of the Township Trustees and Market Realities
- Inclusive process
- Brand identity
- Community connectivity
- Creation of a sustainable catalytic park
- Economic prosperity

SPRINGFIELD TOWNSHIP, OHIO

THE CORE DISTRICT DEVELOPMENT

Public Feedback on Development Concepts

14 December, 2015

A Continuation of Effort

Site Analysis

Development Concepts

A CONTINUATION of EFFORT

Building on Past Work – 2011 Neighborhood Master Plan

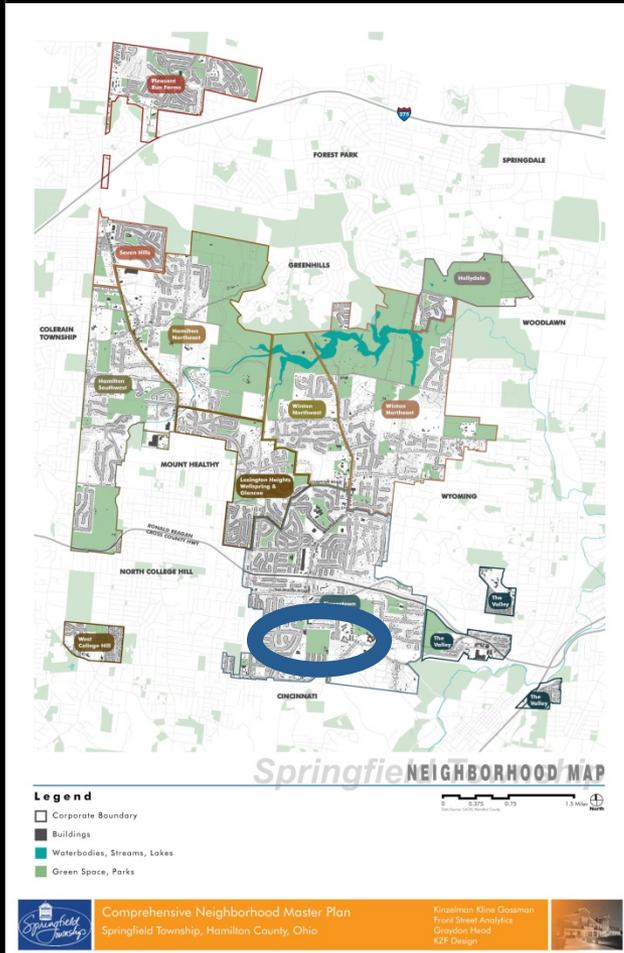


Springfield Township Comprehensive Neighborhood Master Plan



Designed by Springfield Township, Its Residents
and Kinzelman Kline Gossman
2011

Building on Past Work – 2011 Neighborhood Master Plan



Building on Past Work – 2011 Neighborhood Master Plan Development Parameters & Goals

“B. Higher Density Neighborhood with Community Center”

“Core Area” Development Parameters

Priority Areas

High Priority

- A. Gateway Mixed-Use Development
- B. Higher Density Neighborhood with Community Center

Medium Priority

- C. Corridor Mixed-Use Development

Long Term Priority

- D. Neighborhood Enhancement and Street Connectivity
- E. Estate Homes



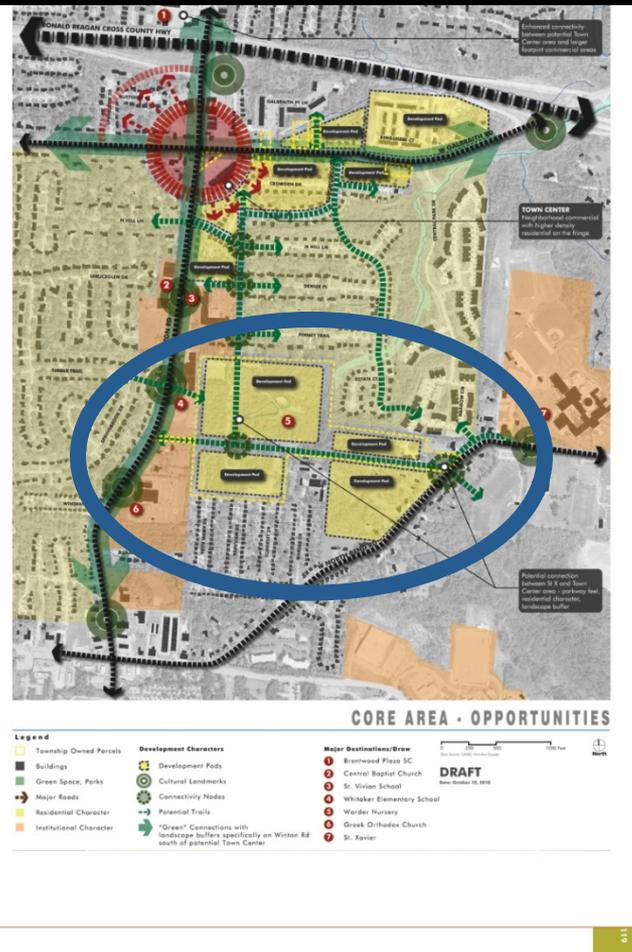
Applicability

- Priorities are identified to address the needs for the community and site.
- Development scale and density will be driven by market demand.
- Development parameters are provided to help Township officials, developers, property/business owners attain consensus on development character.
- Adherence to the development parameters will help shape the appropriate character for each area.
- The development parameters should act as a guide for Township officials during the site plan review process.
- Design and development guidelines should be developed as a part of any final development plan.
- Adopt New Urbanism, Smart Growth, Complete Streets and LEED sustainable principles appropriate to the priority areas
- Any existing use shall be permitted to continue and the use shall be subject to underlying regulatory framework.
- Any change in use without affecting the exterior modifications will be permitted subject to underlying regulatory framework.
- Any expansion or new developments affecting any exterior modifications shall abide by applicable design and development guidelines based on these development parameters. Such modifications and development would be subject to detailed site plan review process by Township officials.

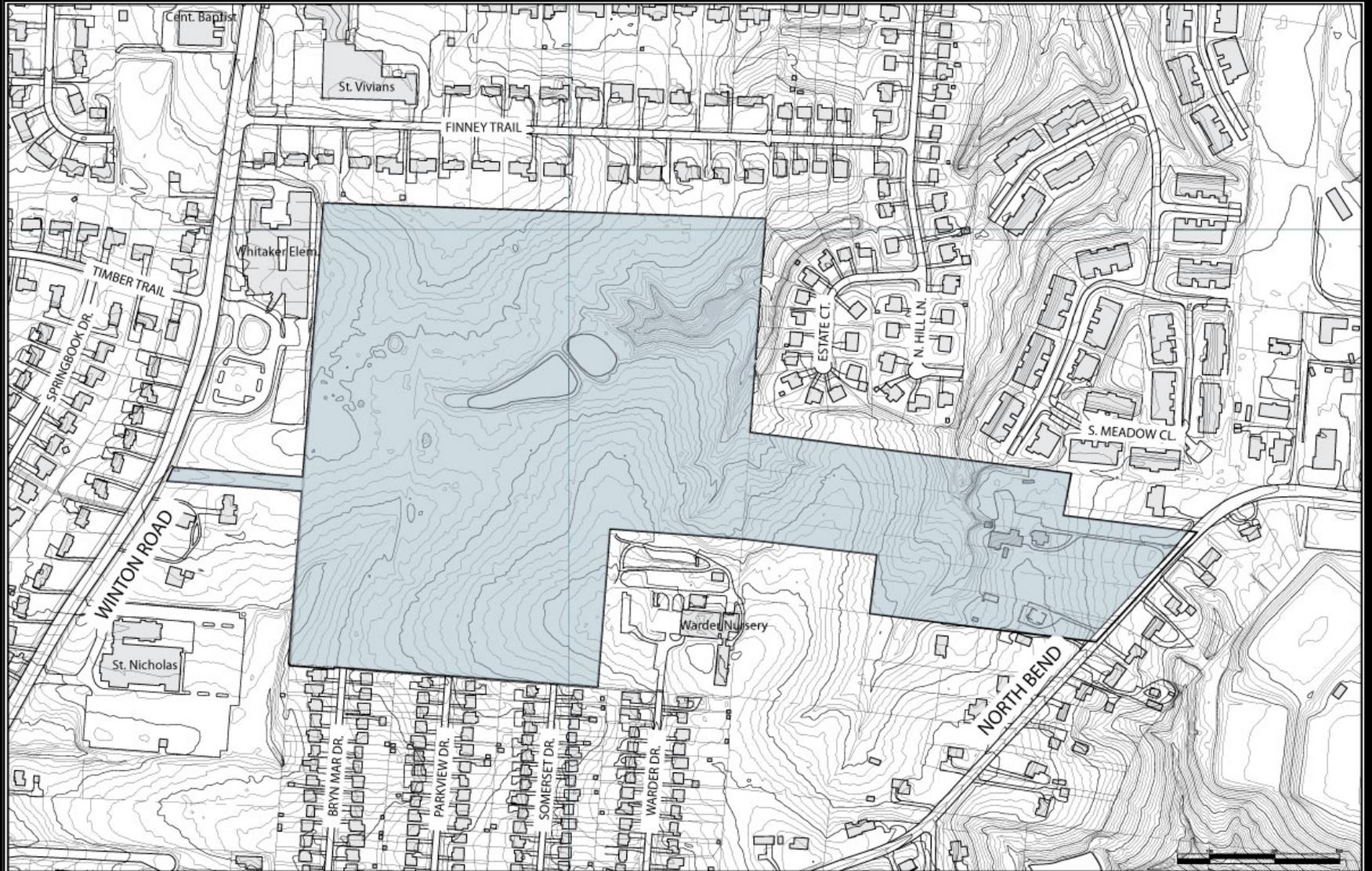
Purpose

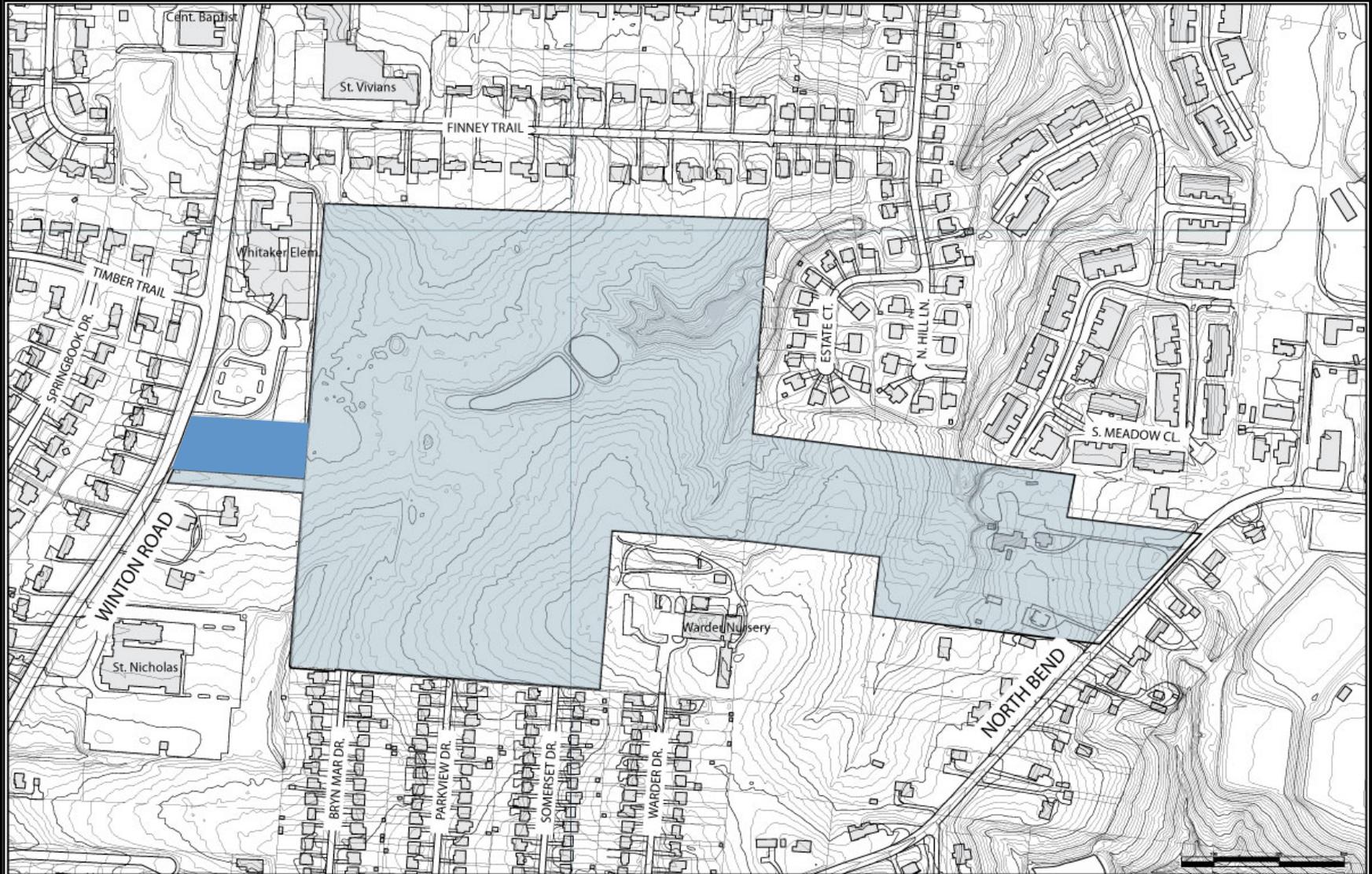
- Encourage mixed-use, pedestrian-friendly environment
- Promote complementary uses and neighborhood based commercial opportunities
- Encourage shared parking behind buildings in commercial areas
- Minimize traffic congestion, inefficient surface parking lots, curb-cuts to reduce infrastructure costs
- Integrate public plazas and gathering places to promote sense of place
- Provide a range of housing choices
- Regulate building height, massing, density and build-to lines to achieve appropriate transition and scale from commercial to residential and natural areas
- Adopt interconnected road network to ease traffic
- Promote walkable neighborhoods with sidewalk and trail connectivity
- Connect with the potential “cultural trail” consisting of Township landmarks, institutions, parks and recreational spaces
- Preserve environmentally sensitive areas such as steep slopes, floodplain, tree cover areas
- Promote sustainable design standards:
 - Reduce the energy use required for lighting, heating, and cooling of structures.
 - Reduce the energy use required for transportation
 - Encourage design that promotes non-motorized transportation alternatives like walking and biking.
 - Reduce on-site water usage.
 - Reduce the off-site runoff of stormwater.
 - Protect existing vegetation and habitat.
 - Promote higher density infill development where the infrastructure capacity exists.

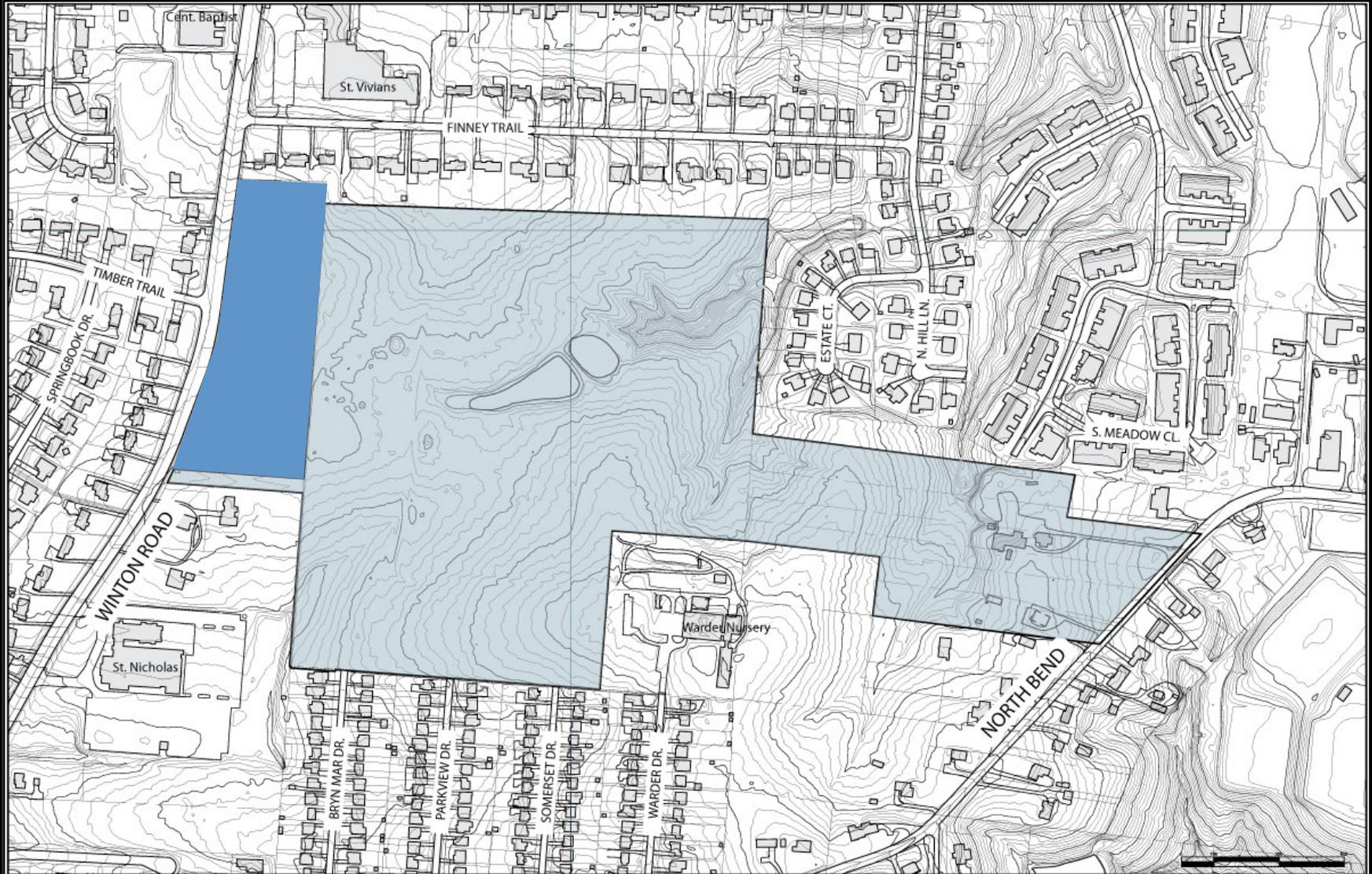
Building on Past Work – 2011 Neighborhood Master Plan Fundamental Concepts

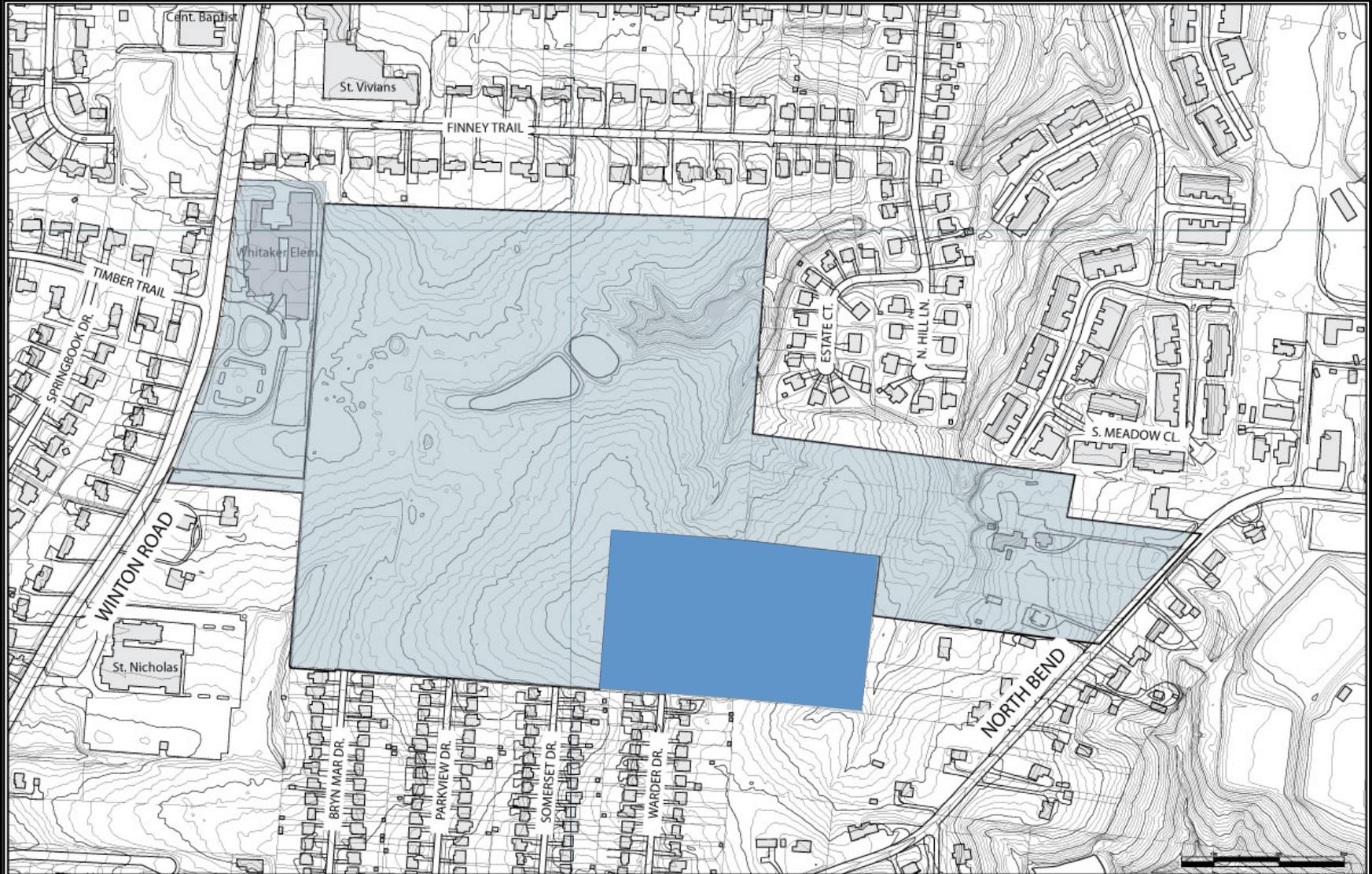


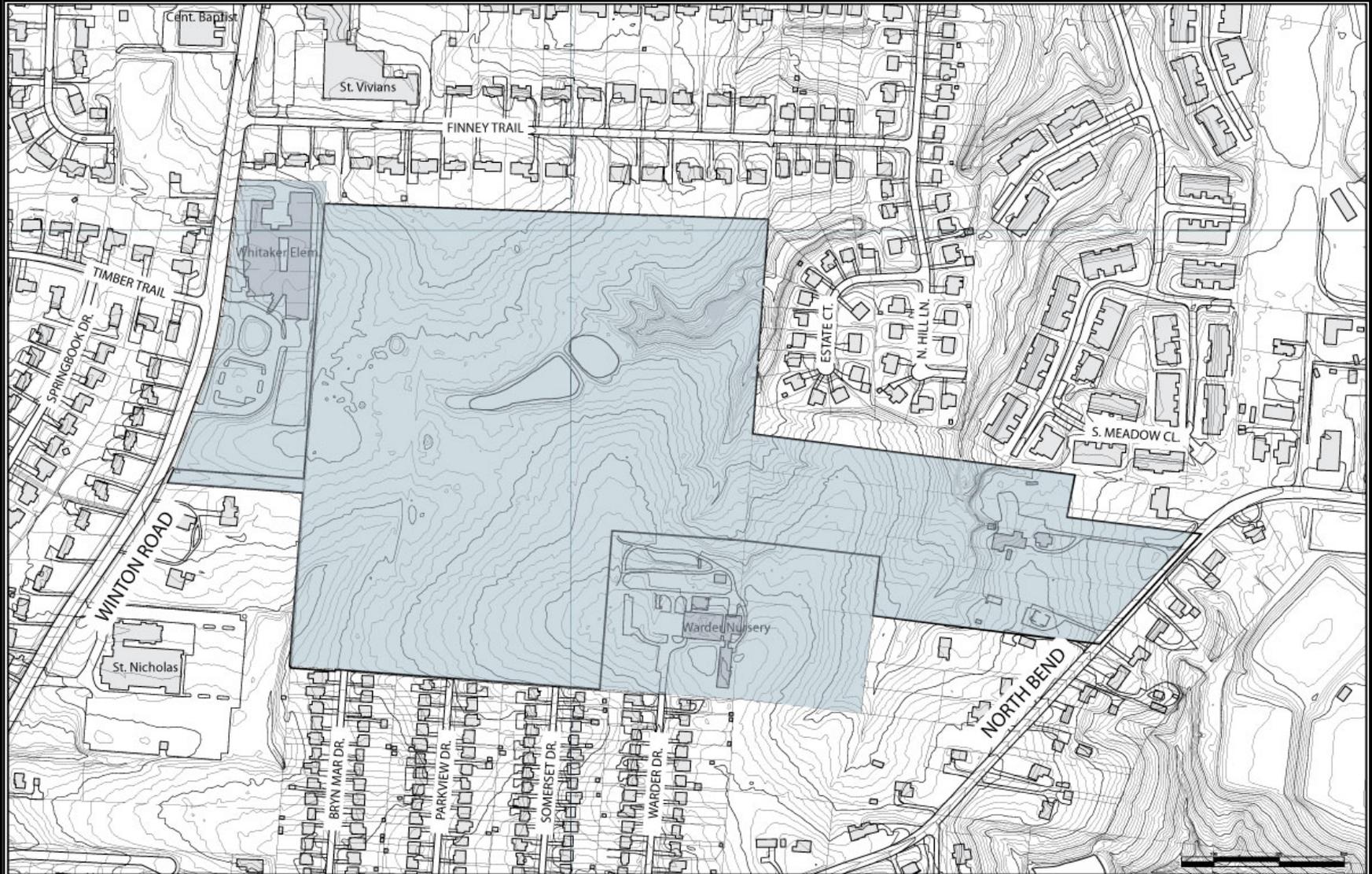
SITE ANALYSIS

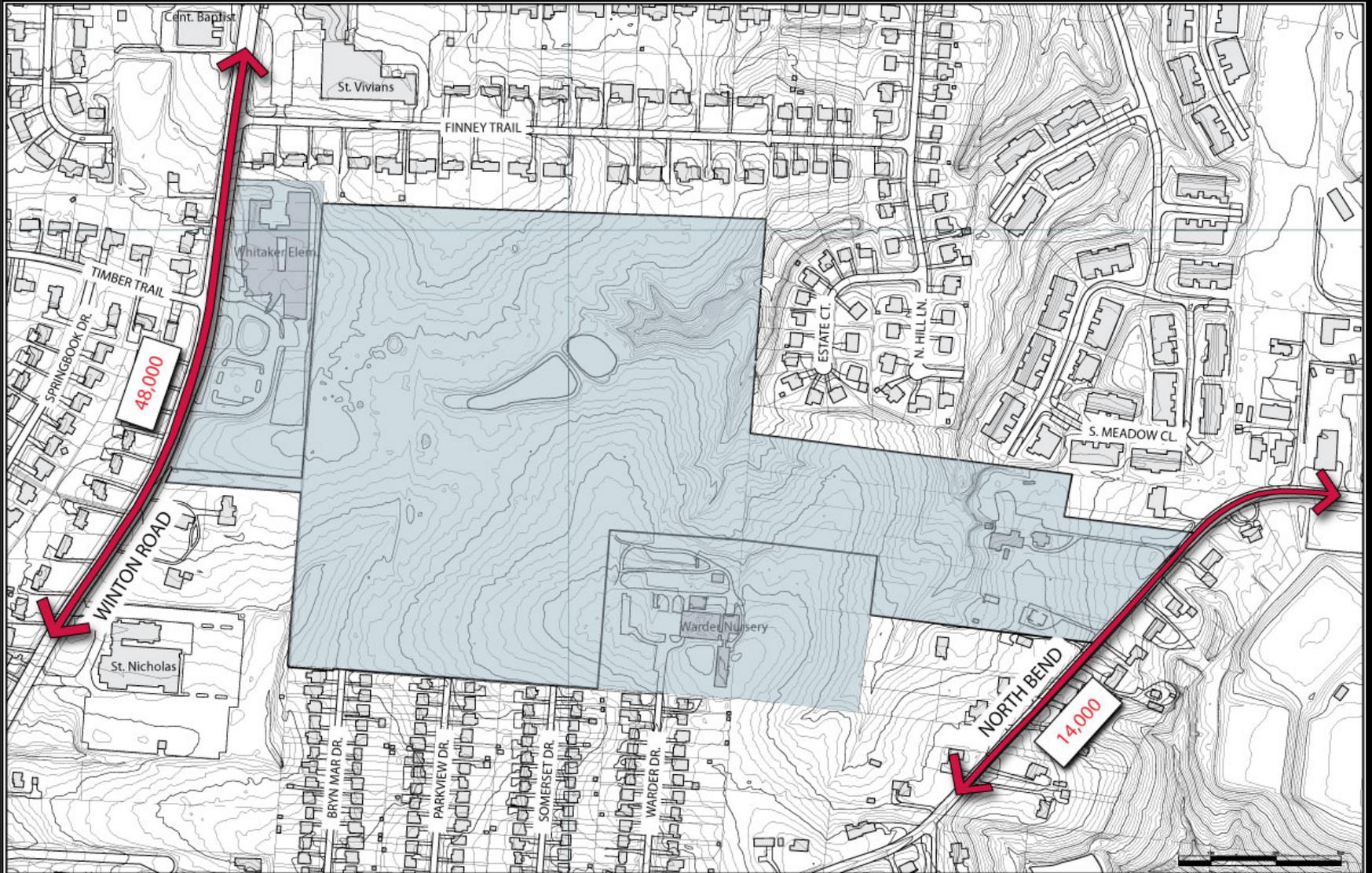


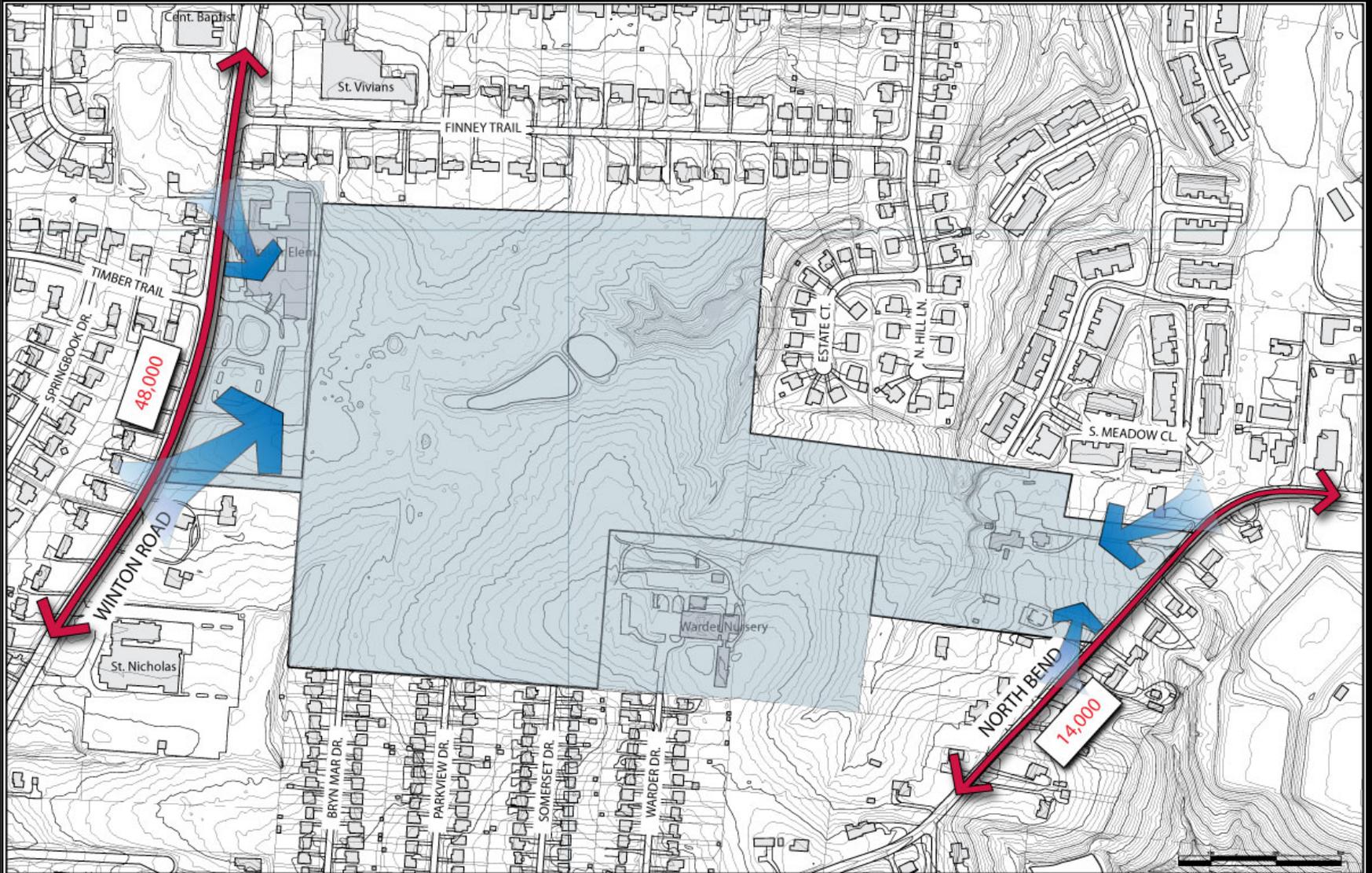


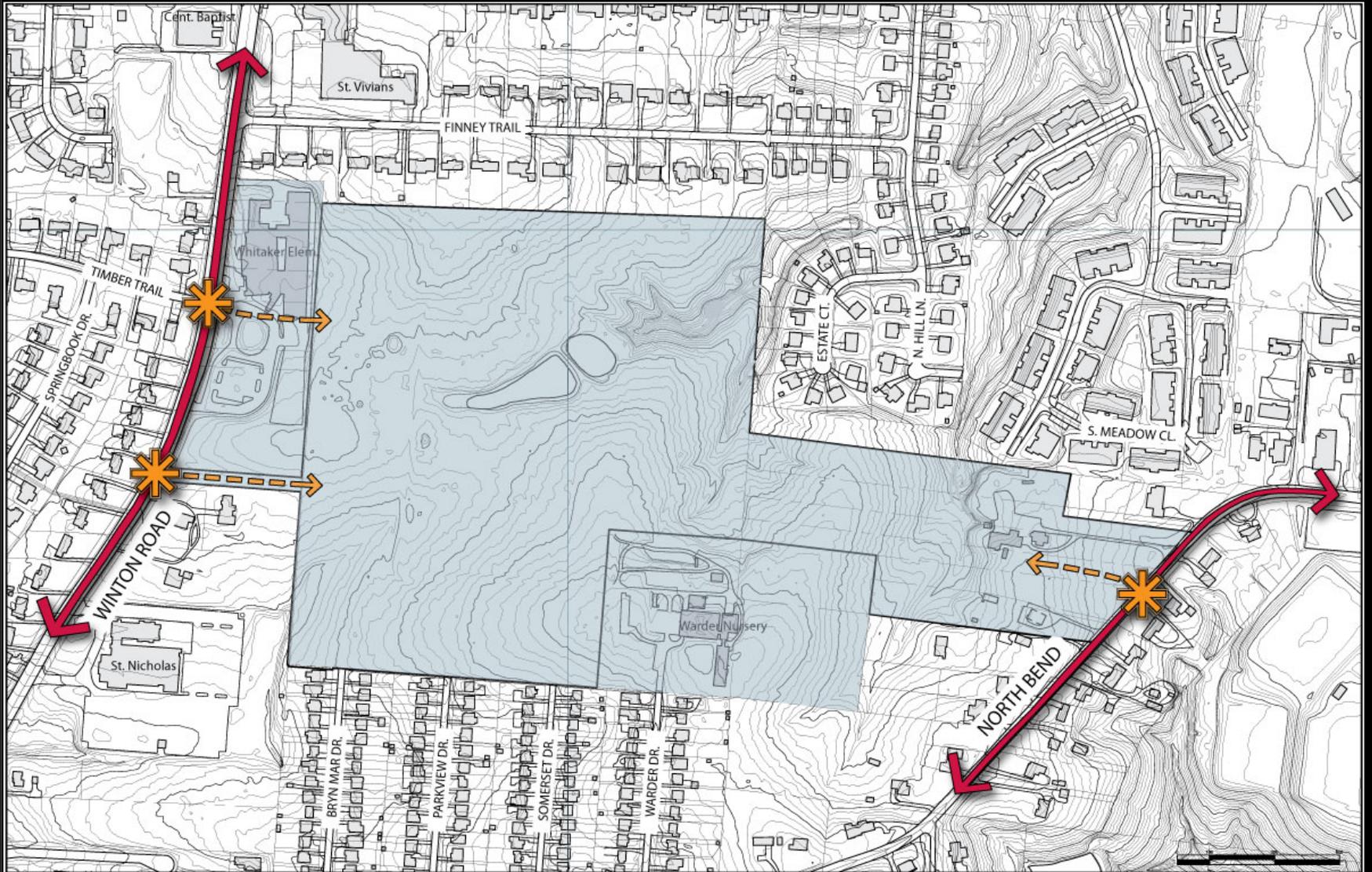


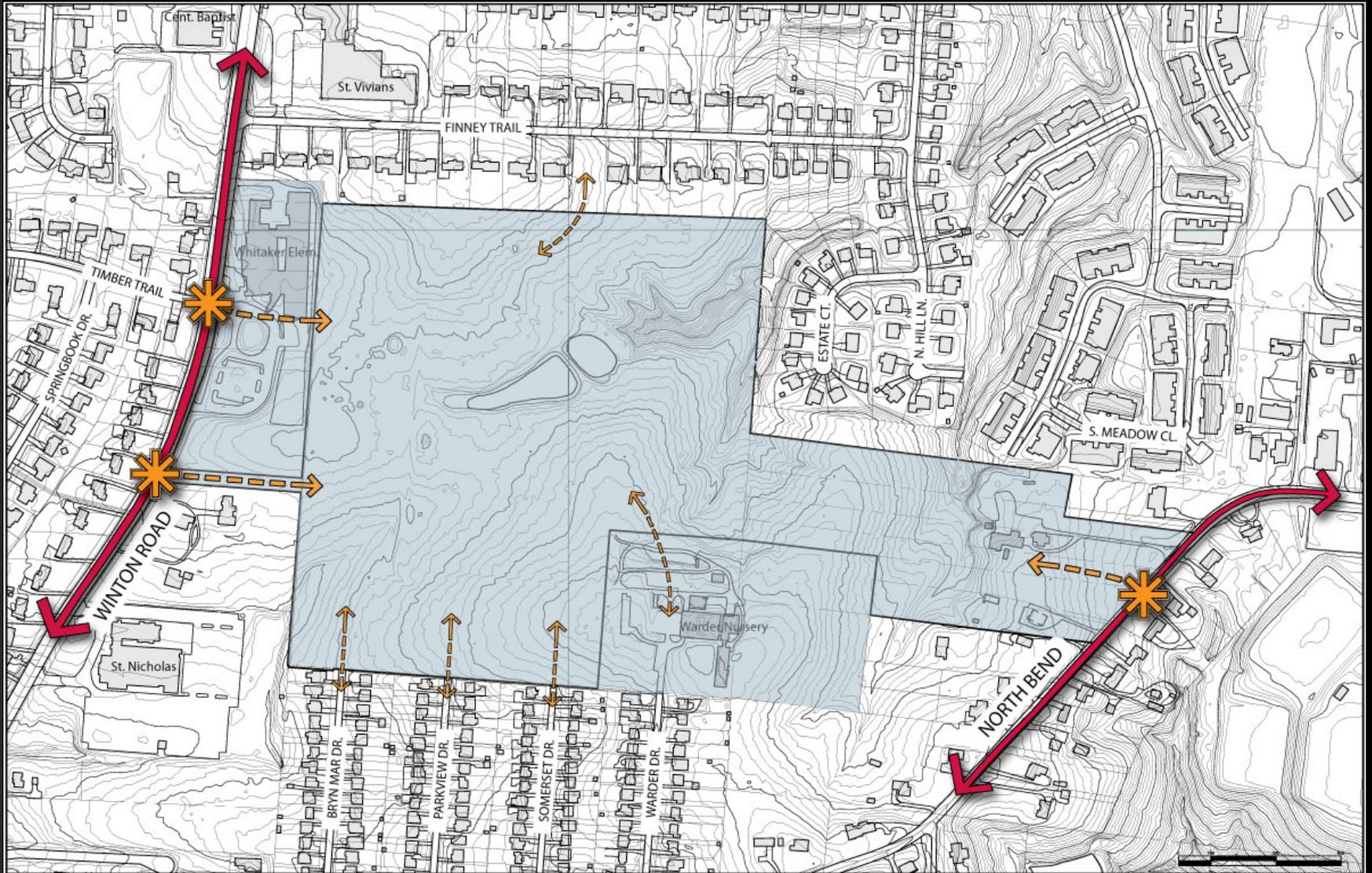




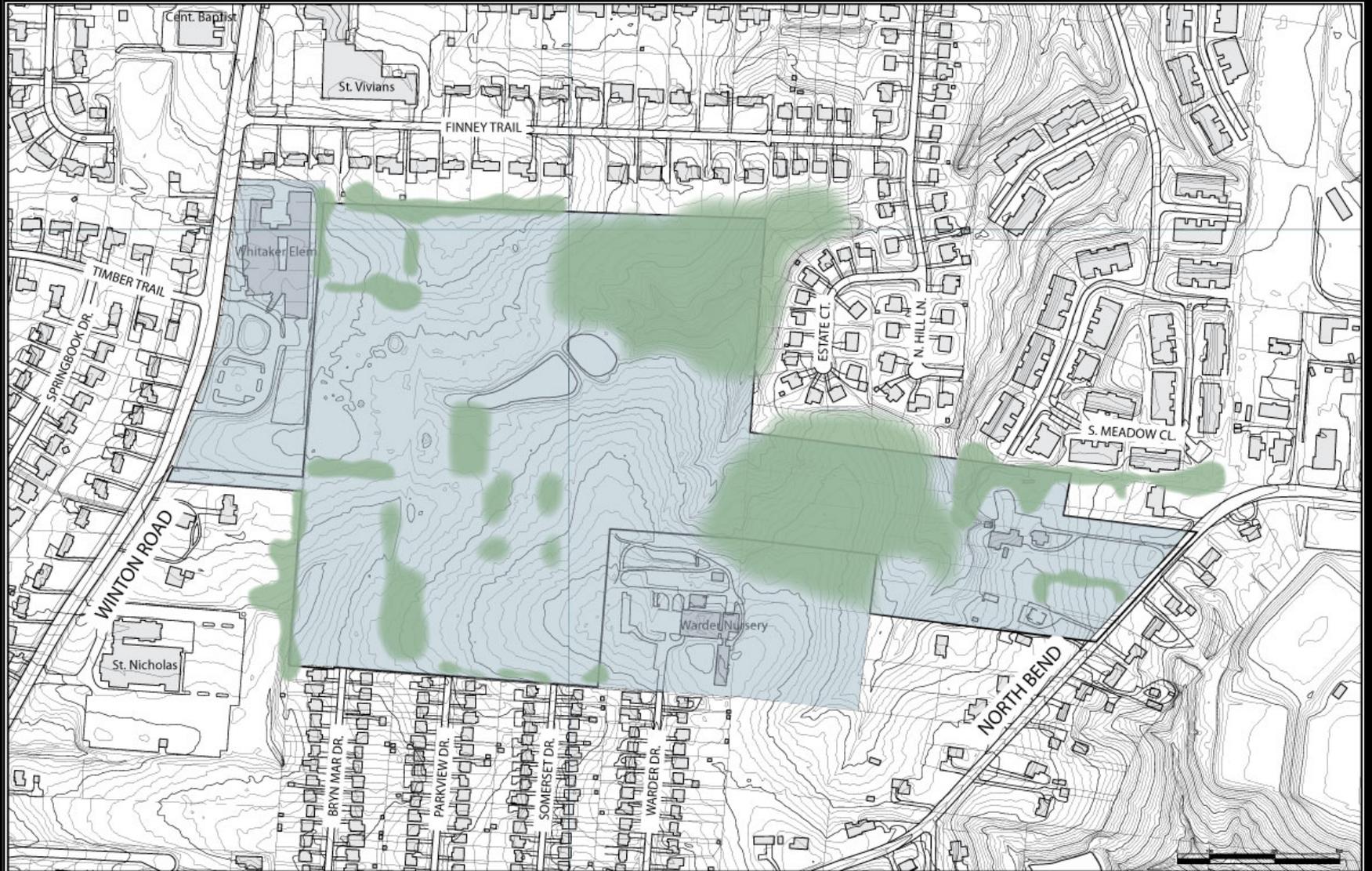


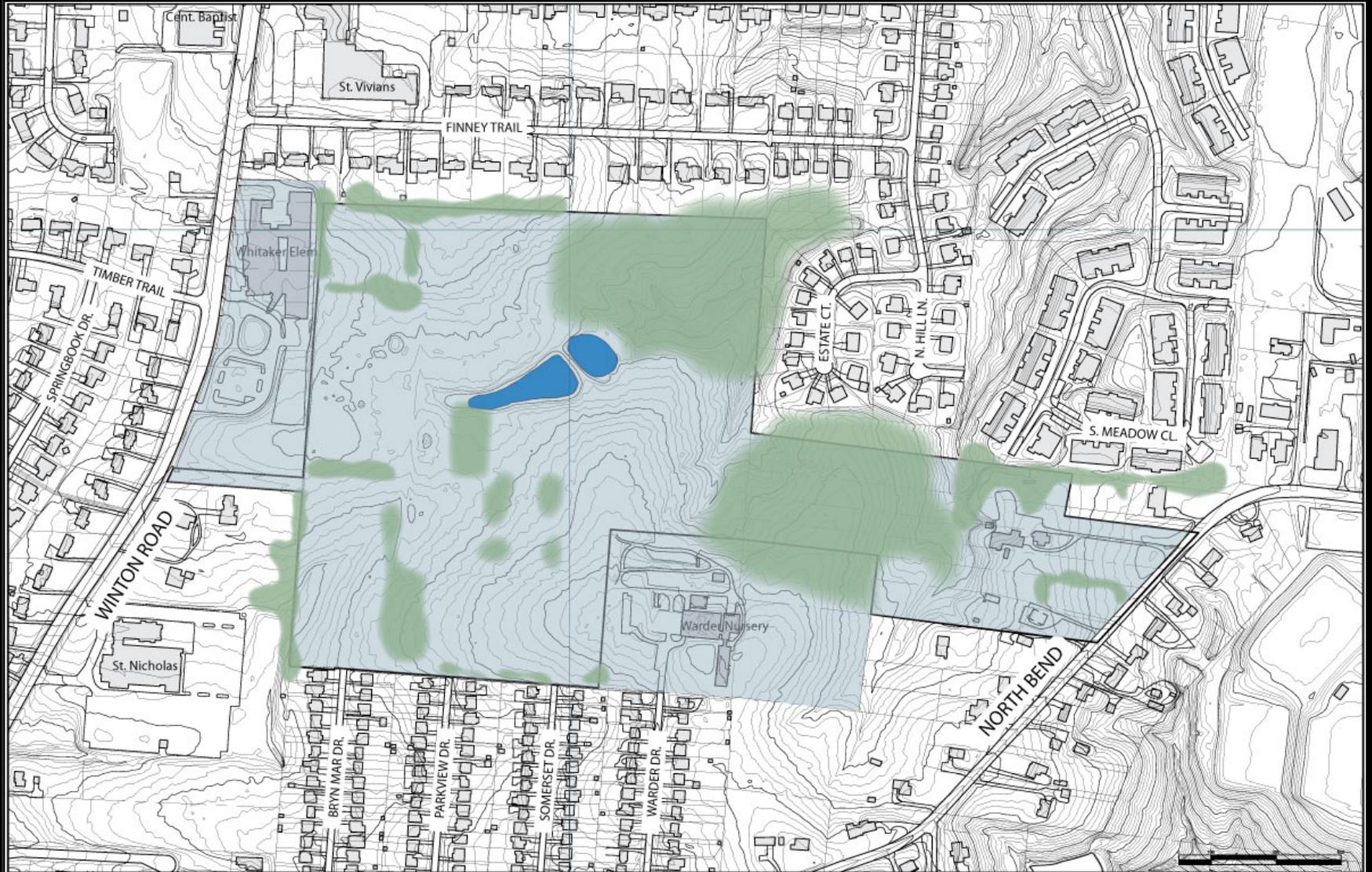














PLANNING CONCEPTS

Development Themes:

Connectivity

Iconic

Cultivation

Mixed Use

Catalytic

Planning Concepts Potential Areas and Character



Photo Credit

Winton Road Presence (Office Mix)



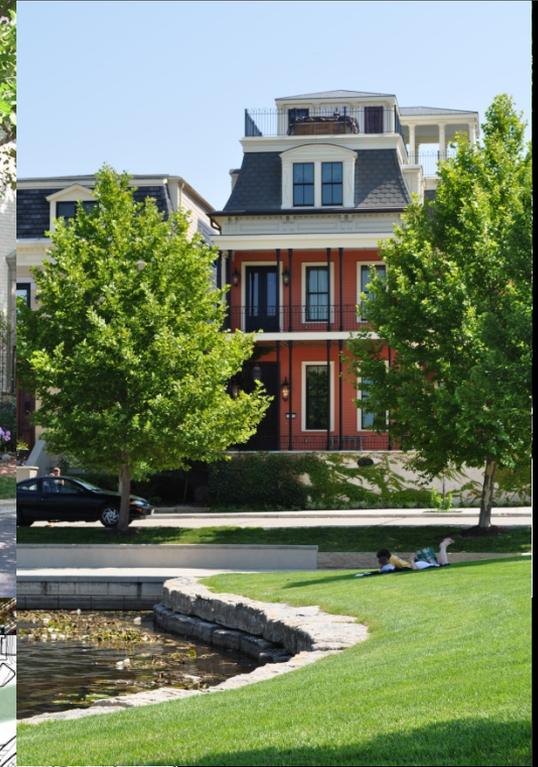
Springfield, MA

Main Street (Residential, Office, Storefront Mix)



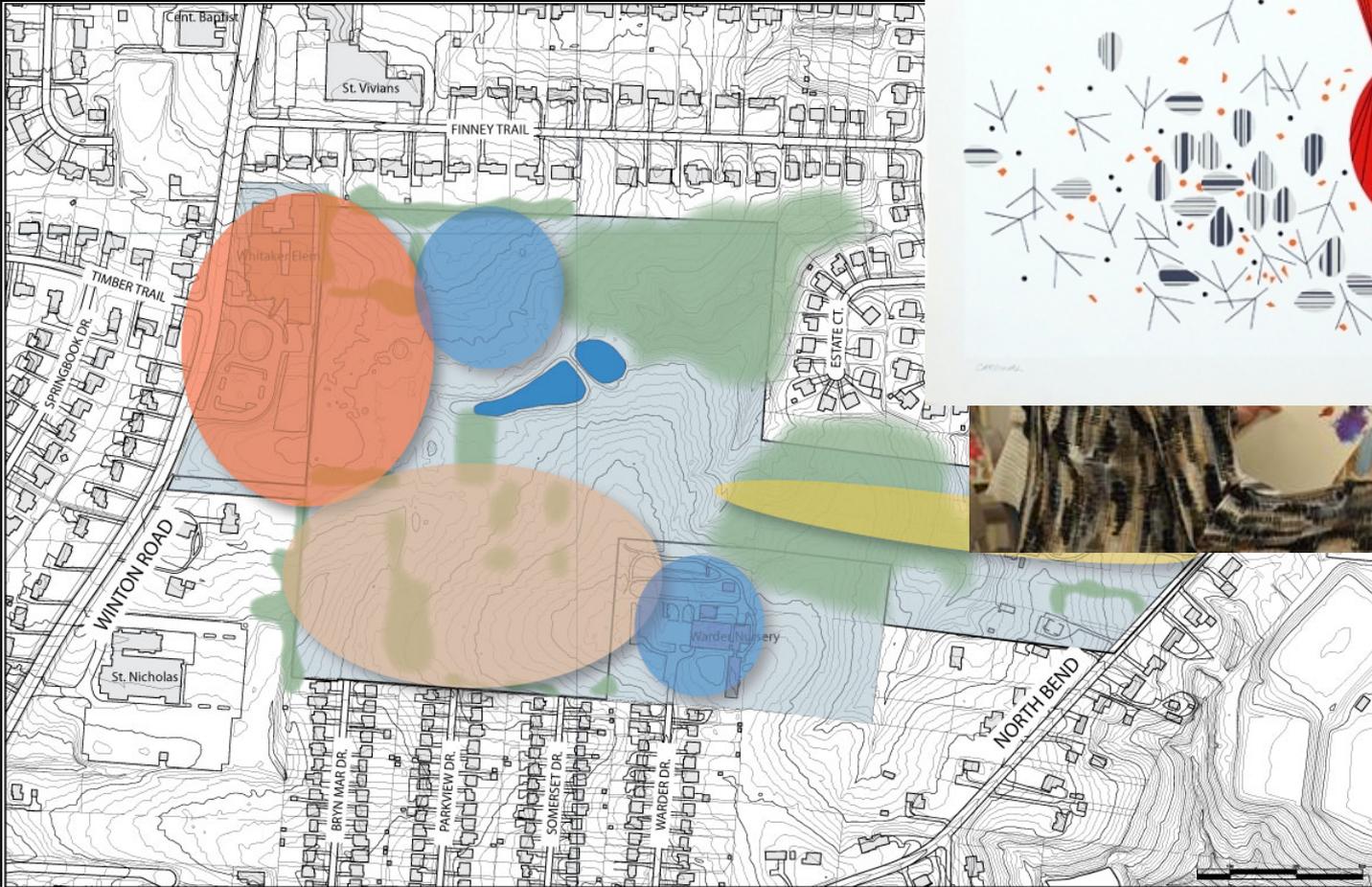
Biltmore Spring Properties Group

Residential



Springfield Township

Cultural Arts & Warder Center (Events, Art Center, Theater, Museum)



Middlebury College

Great Lawn, Lakes & Trails (Park: Amphitheater, Lawn, Woods)



Springfield, Illinois

Possible Areas and Street Network



Possible Areas and Street Network (With New School Area)



Next Steps



- **Concept Refinement – Based on Input**
- **Market Review**
- **Additional Public Meetings**

Feedback

